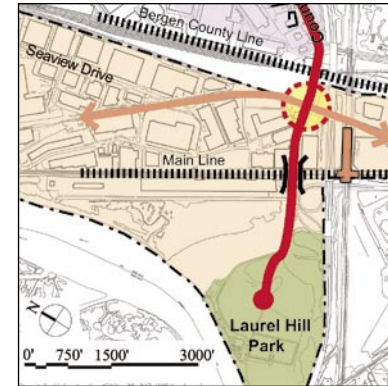
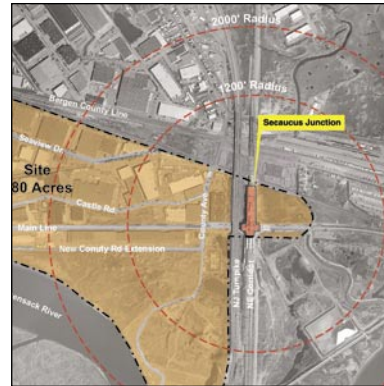
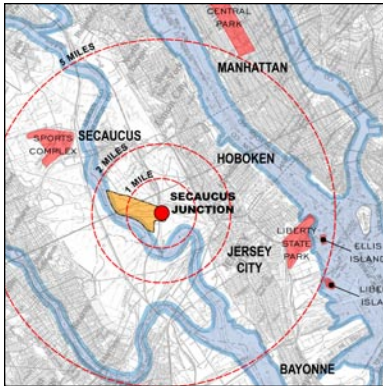


SECAUCUS JUNCTION AREA VISION PLAN



APRIL 2004



TOWN OF SECAUCUS

NEW JERSEY MEADOWLANDS COMMISSION

Ehrenkrantz Eckstut & Kuhn

CLARKE ♦ CATON ♦ HINTZ

EXECUTIVE SUMMARY

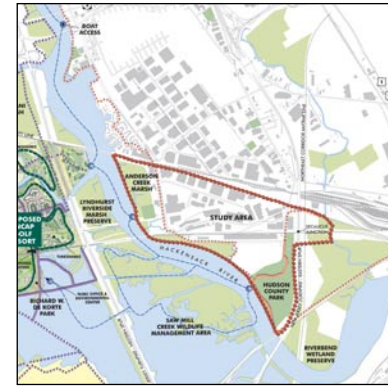
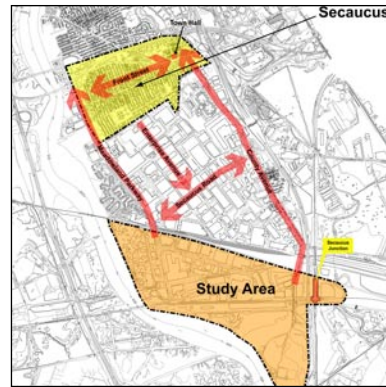
The Secaucus Junction Area Vision Plan contains a comprehensive vision for the lands within the southern end of Secaucus near and adjacent to Secaucus Junction, a new NJ Transit rail hub, and a soon to be completed NJ Turnpike Exit 15x. The plan outlines a concept that will result in the creation of a human-scaled, mixed-use village that will capitalize on the new public transportation infrastructure, connect to existing neighborhoods within Secaucus and engage the Hackensack River corridor in a sensitive manner.

- A complementary and marketable mix of land uses – retail, office and residential – which takes advantage of available infrastructure and natural amenities and promotes transit use

- A walkable, village-scale environment with mixed-use streets, a lively public “Station Square” and a coordinated array of other pedestrian amenities
- An architecturally distinctive environment featuring a high quality of design and materials for buildings and public spaces

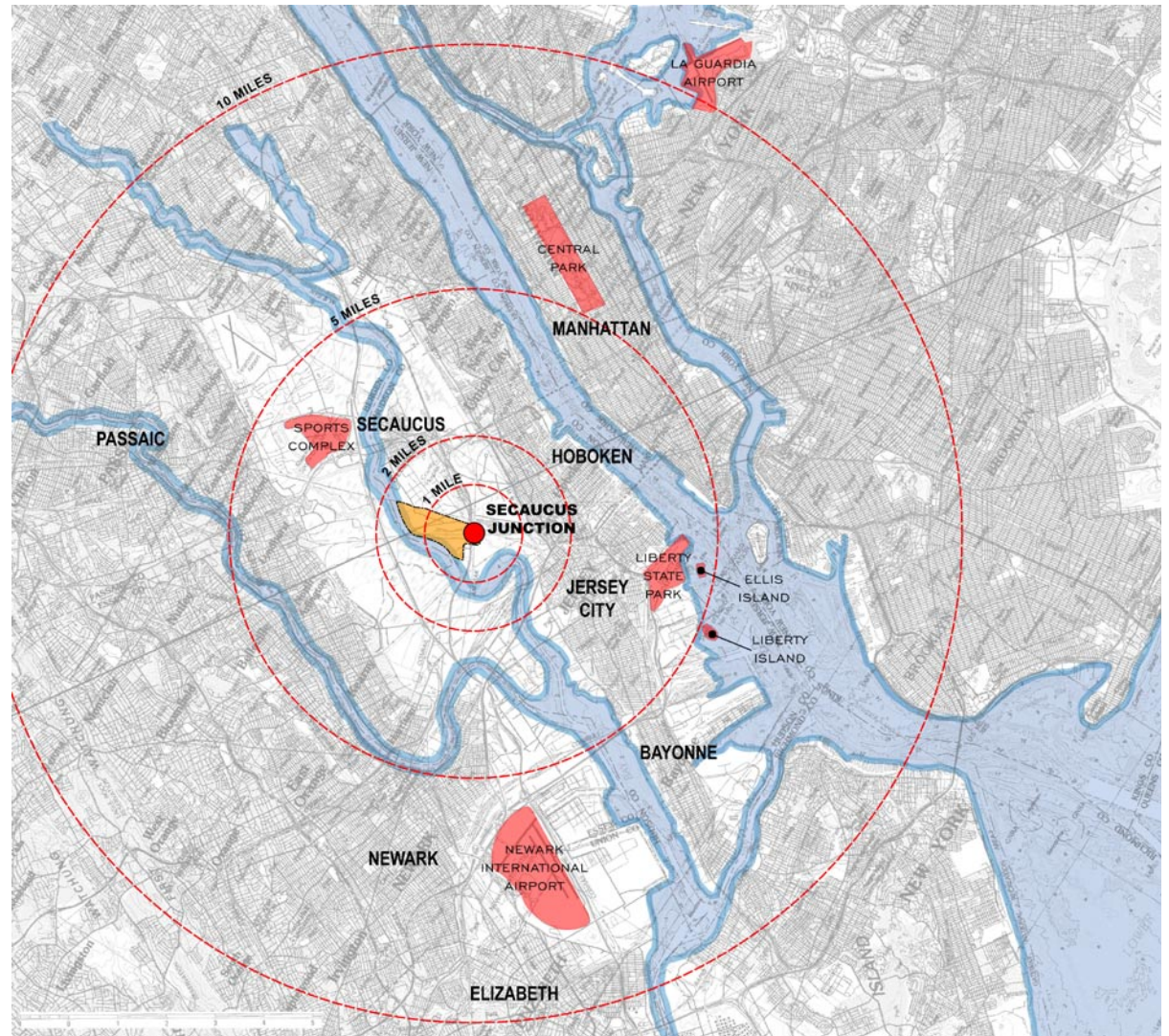
The Secaucus Junction Area Vision Plan was commissioned through a partnership between NJ Transit and the New Jersey Meadowlands Commission.

ANALYSIS



REGIONAL CONTEXT

- Within 5 miles of Manhattan
- Within 5 miles of the Meadowlands Sports Complex
- Within 10 miles of Newark Liberty International Airport

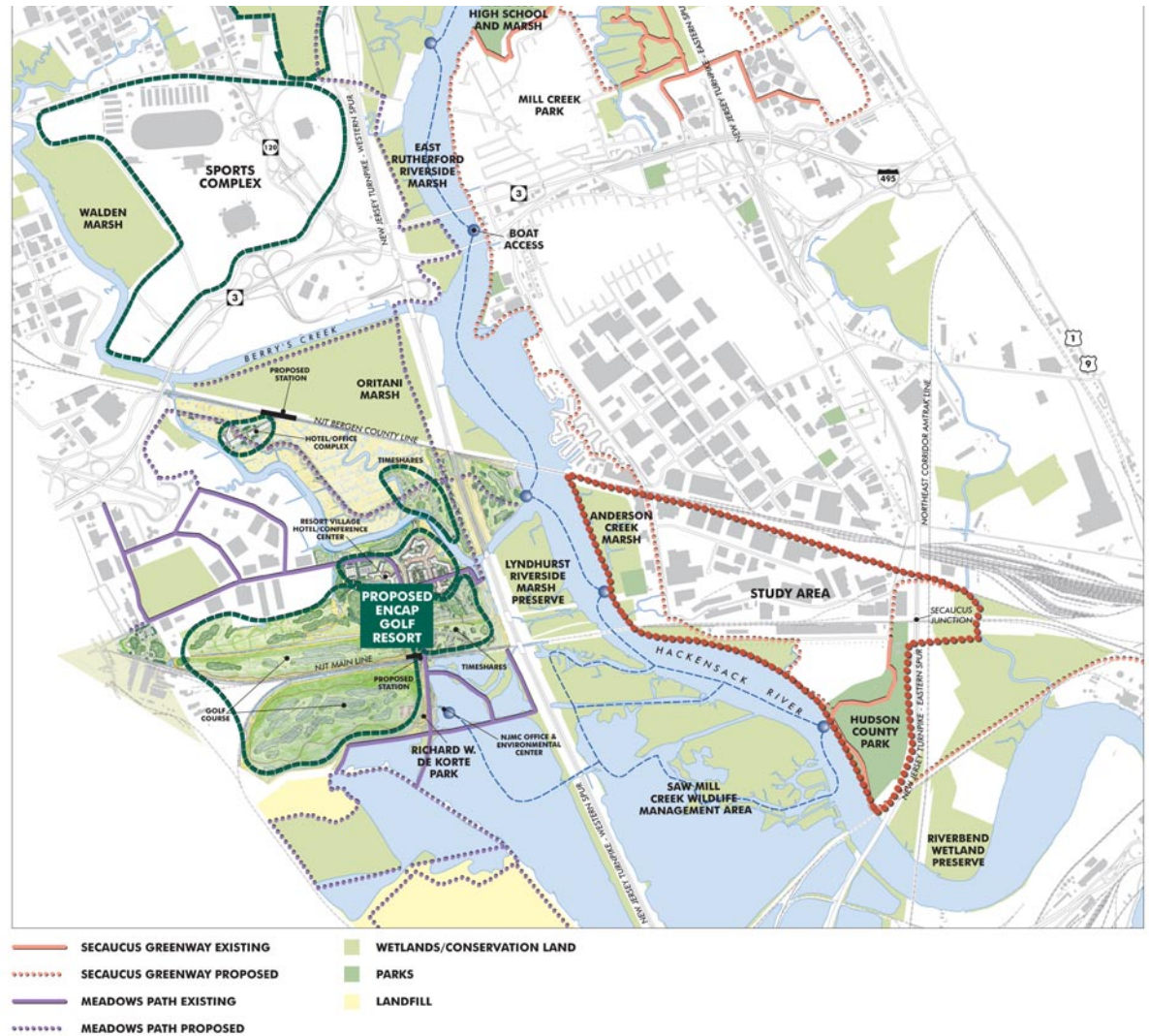


0' 500' 1000' 2000'



NEW JERSEY MEADOWLANDS COMMISSION CONTEXT

- Study Area is adjacent to Hackensack River, Hudson County Park at Laurel Hill & Anderson Creek Marsh
- Secaucus Greenway route runs through Study Area
- Access between Study Area, open spaces and public attractions is facilitated through the green infrastructure of the Meadowlands

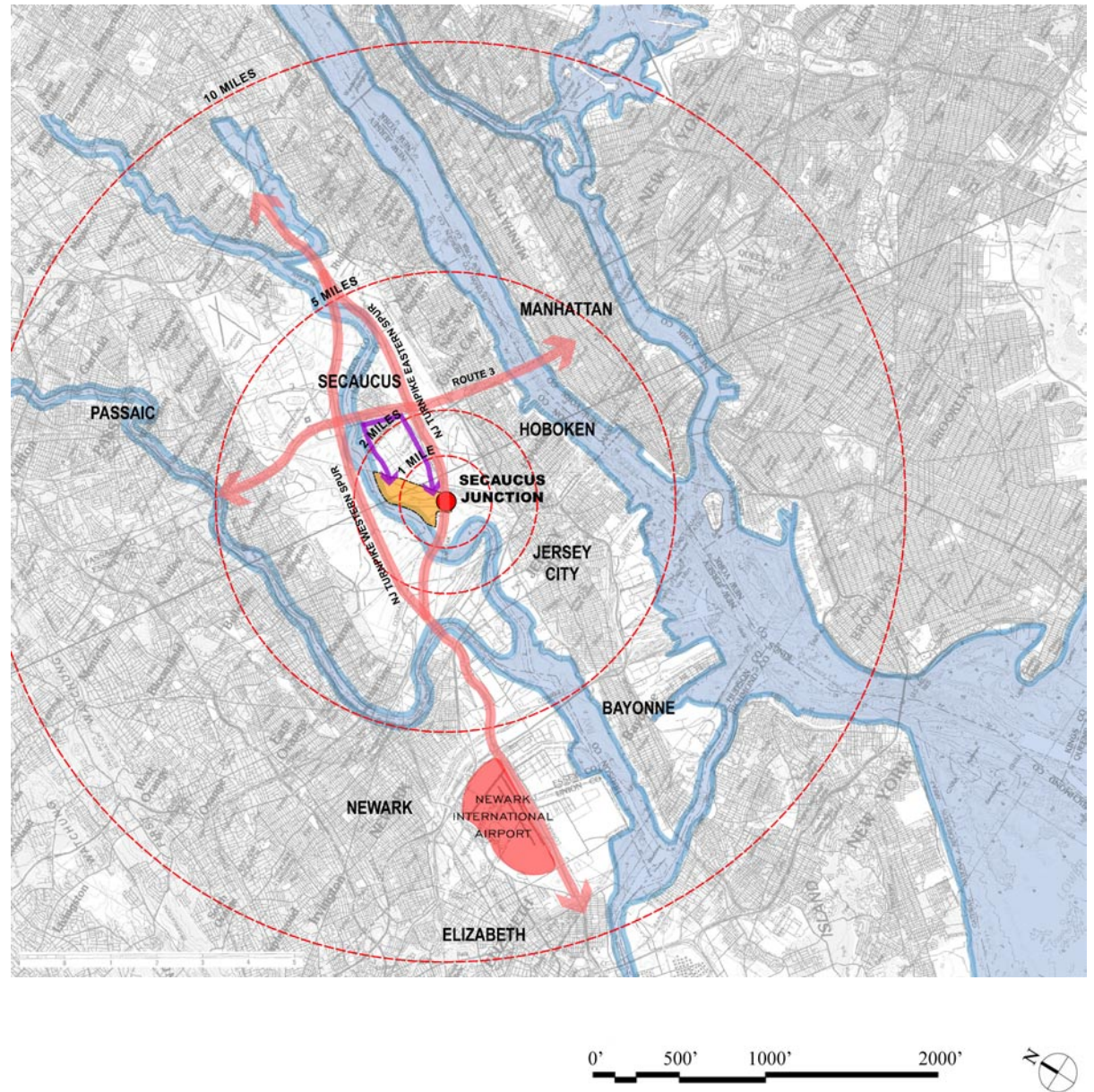


0' 500' 1000' 2000'



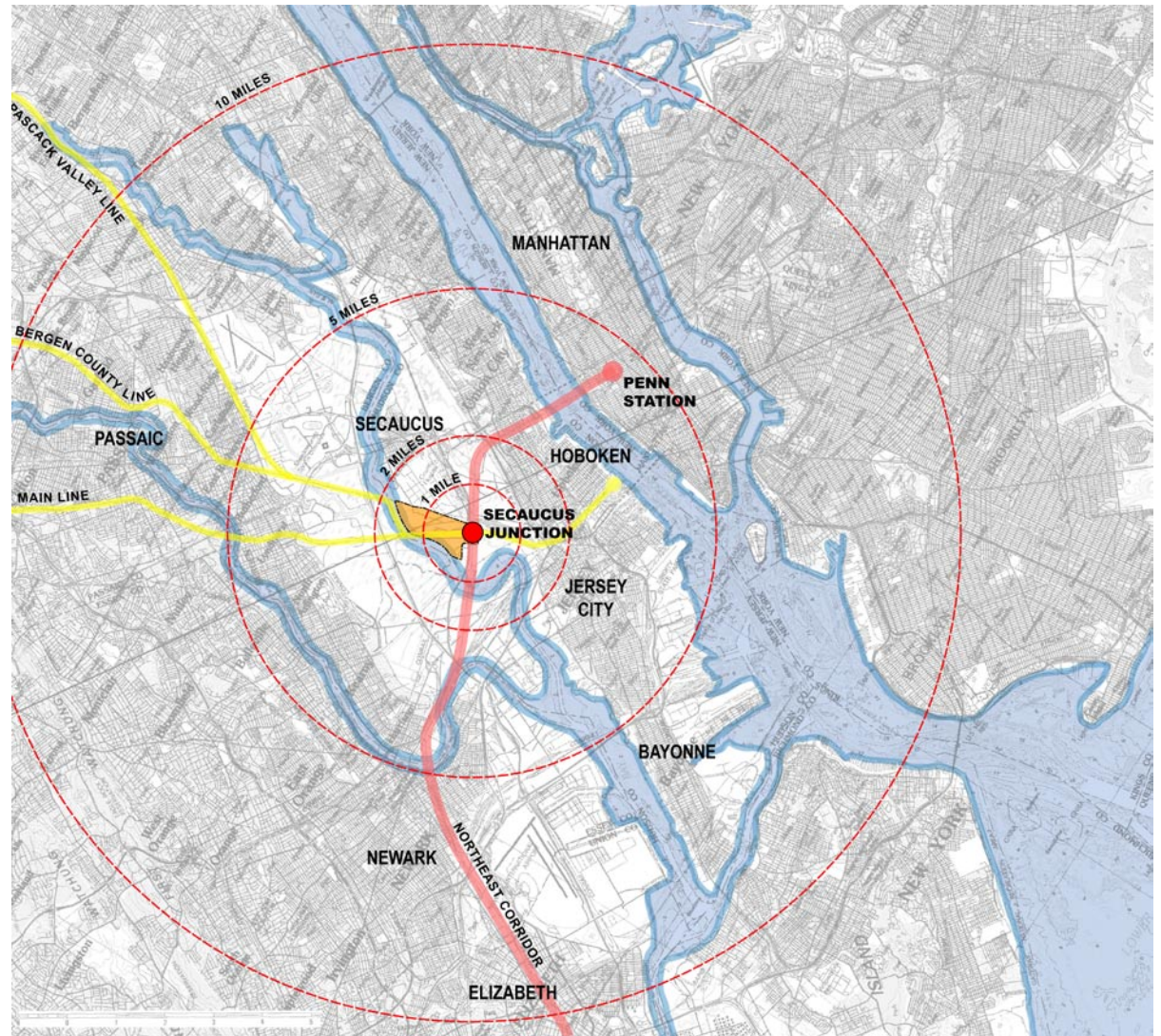
VEHICULAR ACCESS

- Study Area has good access to NJ Turnpike via Meadowland Parkway, County Road and Route 3



RAIL LINE ACCESS

- Secaucus Junction will permit commuter transfers between Main, Bergen, Port Jervis and Pascack Valley Lines to Northeast Corridor, North Jersey Coast Line and Midtown Direct trains
- Enhanced access to Manhattan from New Jersey
- New Intra-New Jersey trips

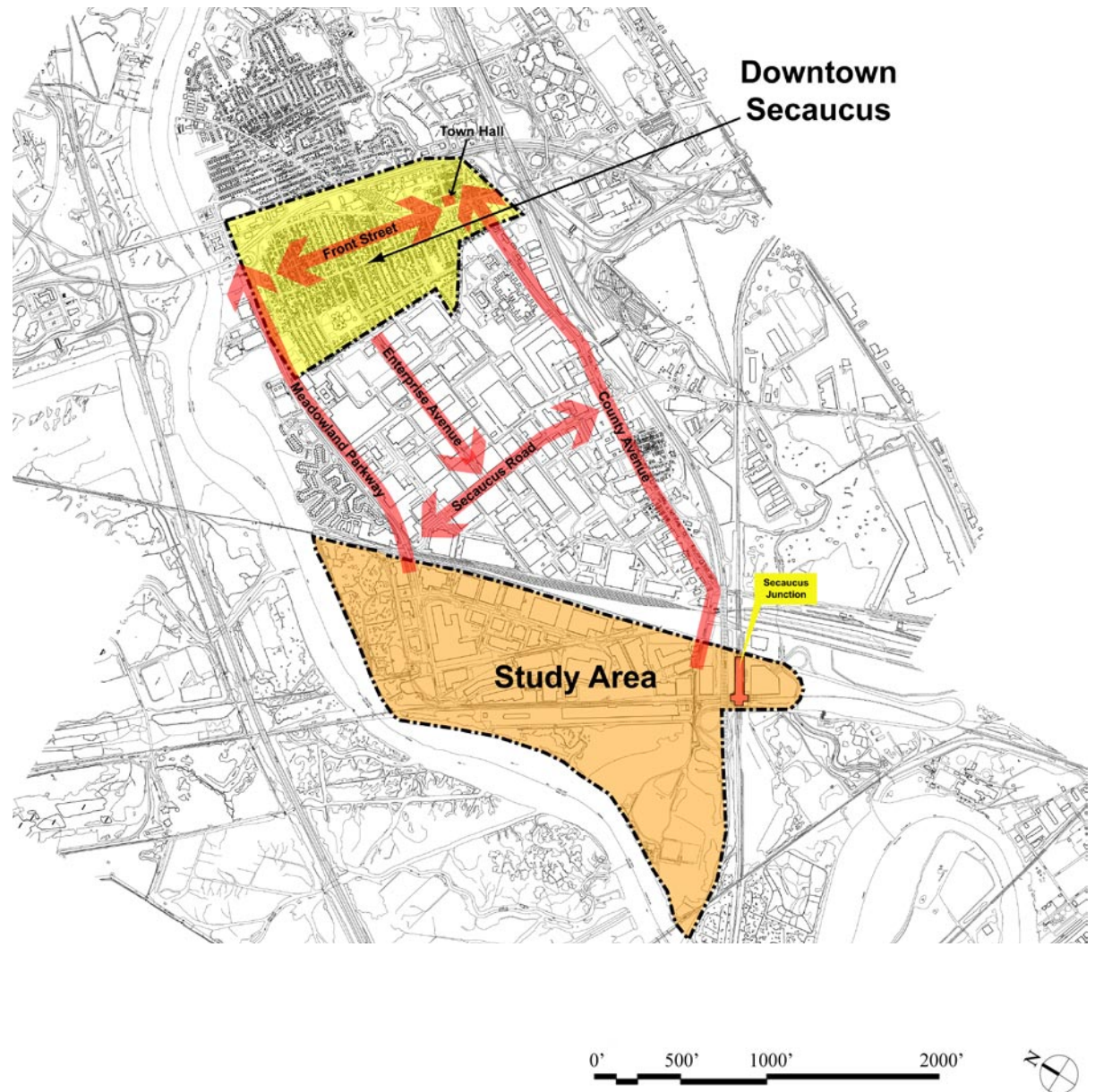


0' 500' 1000' 2000'



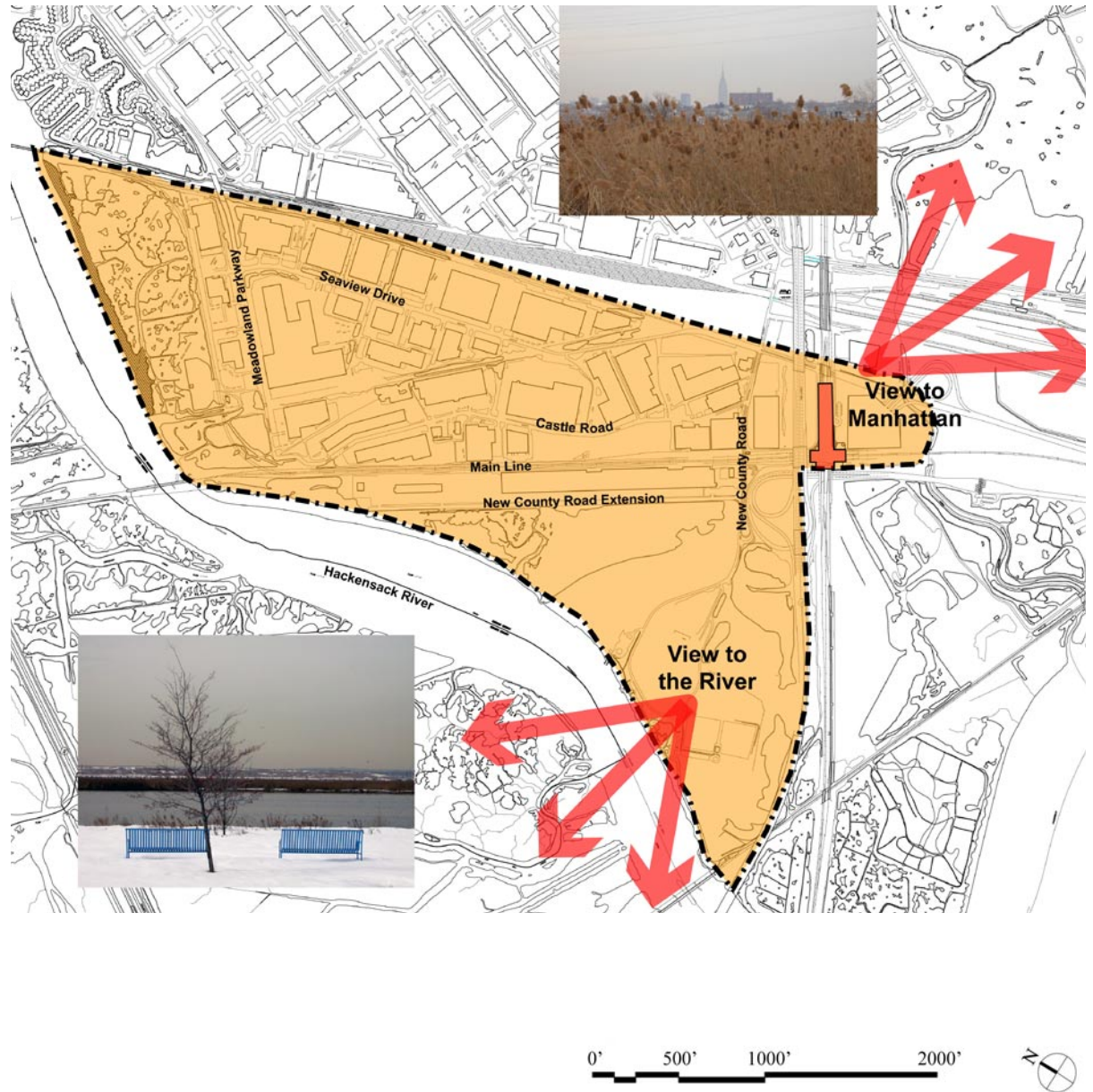
ACCESS TO SECAUCUS

- Study Area has good access to Downtown Secaucus via Meadowland Parkway and County Avenue



VIEWS

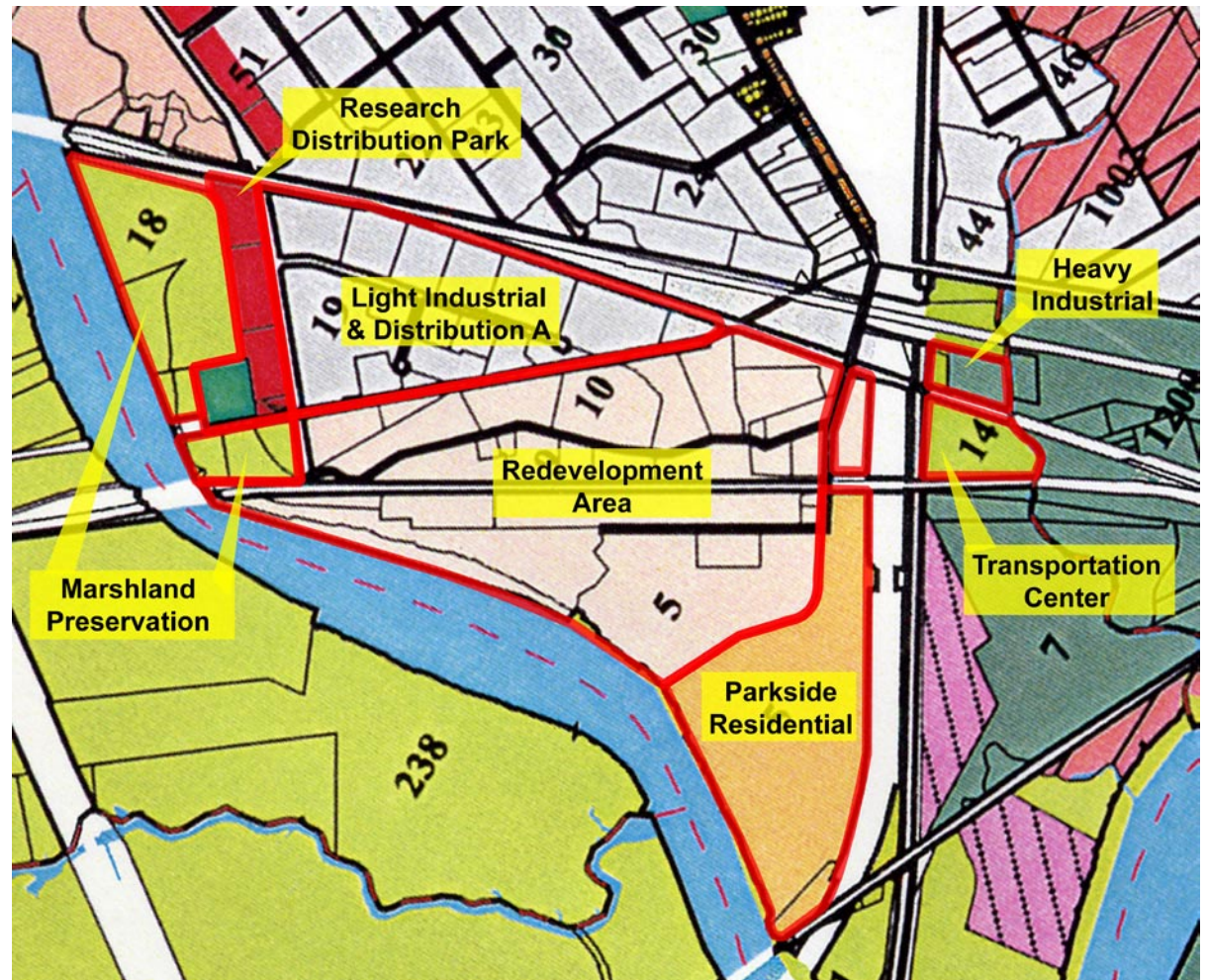
- Study Area maintains visual connections to Manhattan and to the Hackensack River



EXISTING NJMC ZONING

- A portion of the Study Area is designated as a redevelopment area
- Research Distribution Park
- Light Industrial and Distribution A
- Marshland Preservation
- Transportation Center is an isolated node

ZONES	
	AIRPORT FACILITIES
	COMMERCIAL PARK
	HIGHWAY COMMERCIAL
	LIMITED COMMERCIAL
	RESEARCH PARK
	SERVICE HIGHWAY COMMERCIAL
	NEIGHBORHOOD COMMERCIAL
	WATERFRONT RECREATION
	SPORTS COMPLEX
	RESEARCH DISTRIBUTION PARK
	HEAVY INDUSTRIAL
	LIGHT INDUSTRIAL & DISTRIBUTION A
	LIGHT INDUSTRIAL & DISTRIBUTION B
	PUBLIC UTILITIES
	LOW DENSITY RESIDENTIAL
	MARSHLAND PRESERVATION
	PARK & RECREATION
	REDEVELOPMENT AREA
SPECIALLY PLANNED AREAS	
	ISLAND RESIDENTIAL
	PARKSIDE RESIDENTIAL
	PLANNED DEVELOPMENT CENTER 1
	BERRY'S CREEK CENTER
	TRANSPORTATION CENTER
	SPECIAL USE 1 & 2
	SPECIAL USE 3
RIGHTS OF WAY	
	WATER
	ROADS, RAILROADS, TRANSMISSION LINES, ETC.
	BLOCK LIMIT LINE
	MEADOWLANDS COMMISSION DISTRICT BOUNDARY
	MUNICIPAL BOUNDARY



Hackensack Meadowlands District Official Zoning Map
September 3, 2002

0' 500' 1000' 2000'



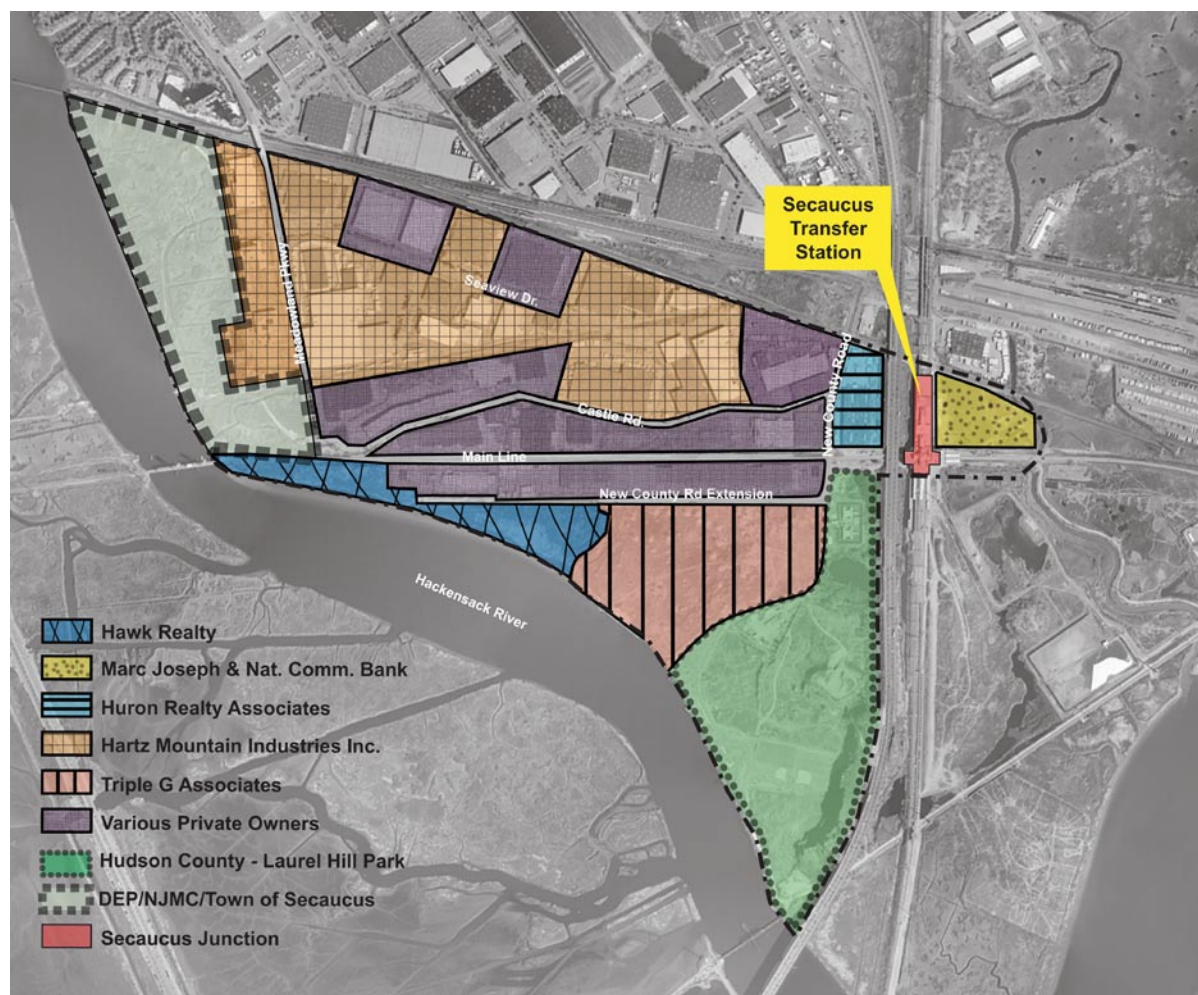
LOCAL LAND USE GOALS

- Seek long term solutions to problems of traffic congestion
- Locate small scale commercial development for the everyday needs of Secaucus residents primarily in the existing downtown
- Preserve and protect environmentally sensitive areas
- Develop new recreational opportunities accessible to Secaucus' residents in appropriate places
- Maintain a healthy balance between development and open space
- Encourage tree planting and maintenance of trees in order to enhance neighborhood quality
- Examine development potential adjacent to the station



OWNERSHIP

- The two largest property owners are Hartz Mountain Industries, Inc. and Triple G Associates
- Properties along Castle Road are under various private owners

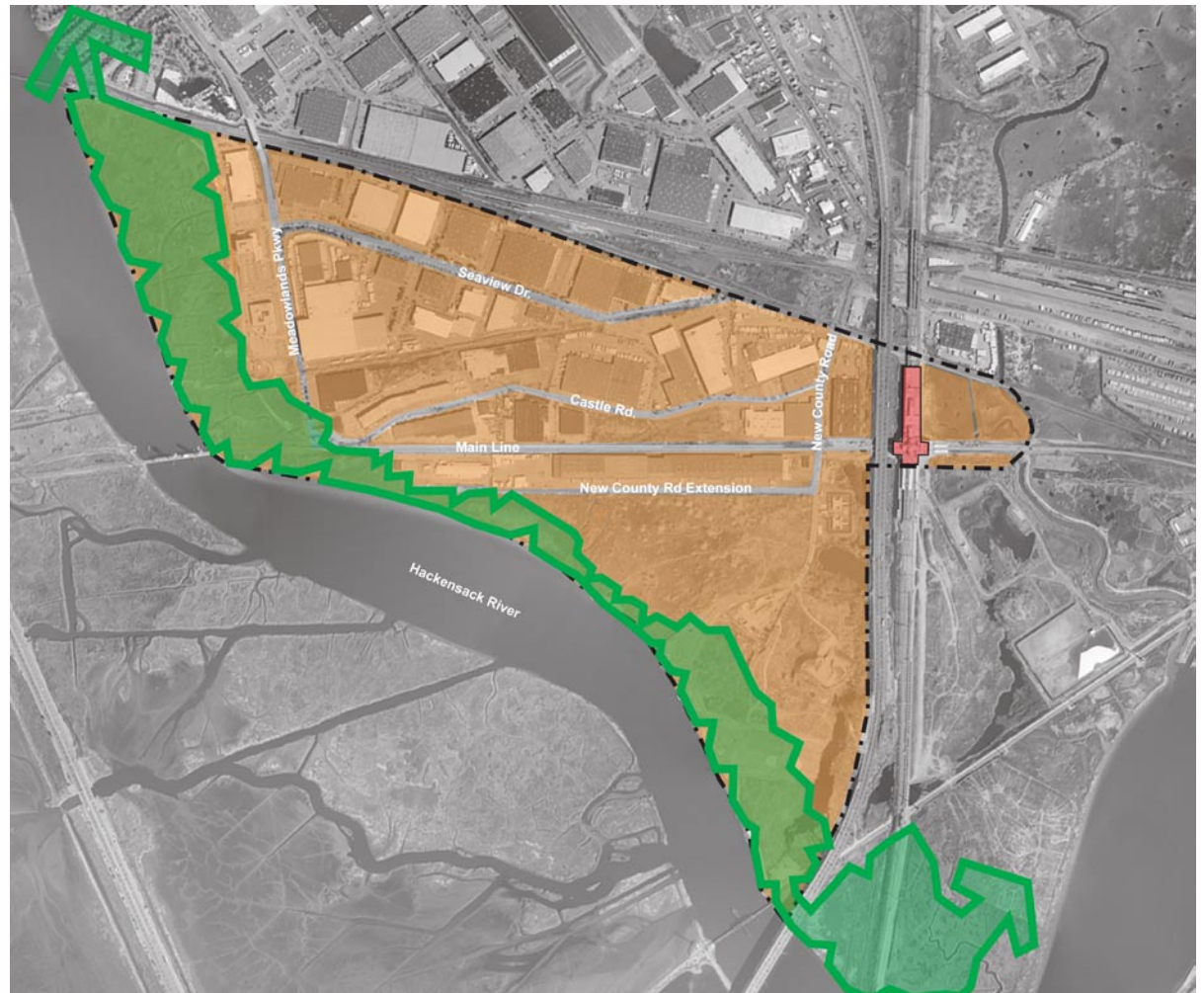


0' 500' 1000' 2000'



CONTINUOUS RIVERFRONT TRAIL

- Proposed Secaucus Greenway runs along Study Area riverfront

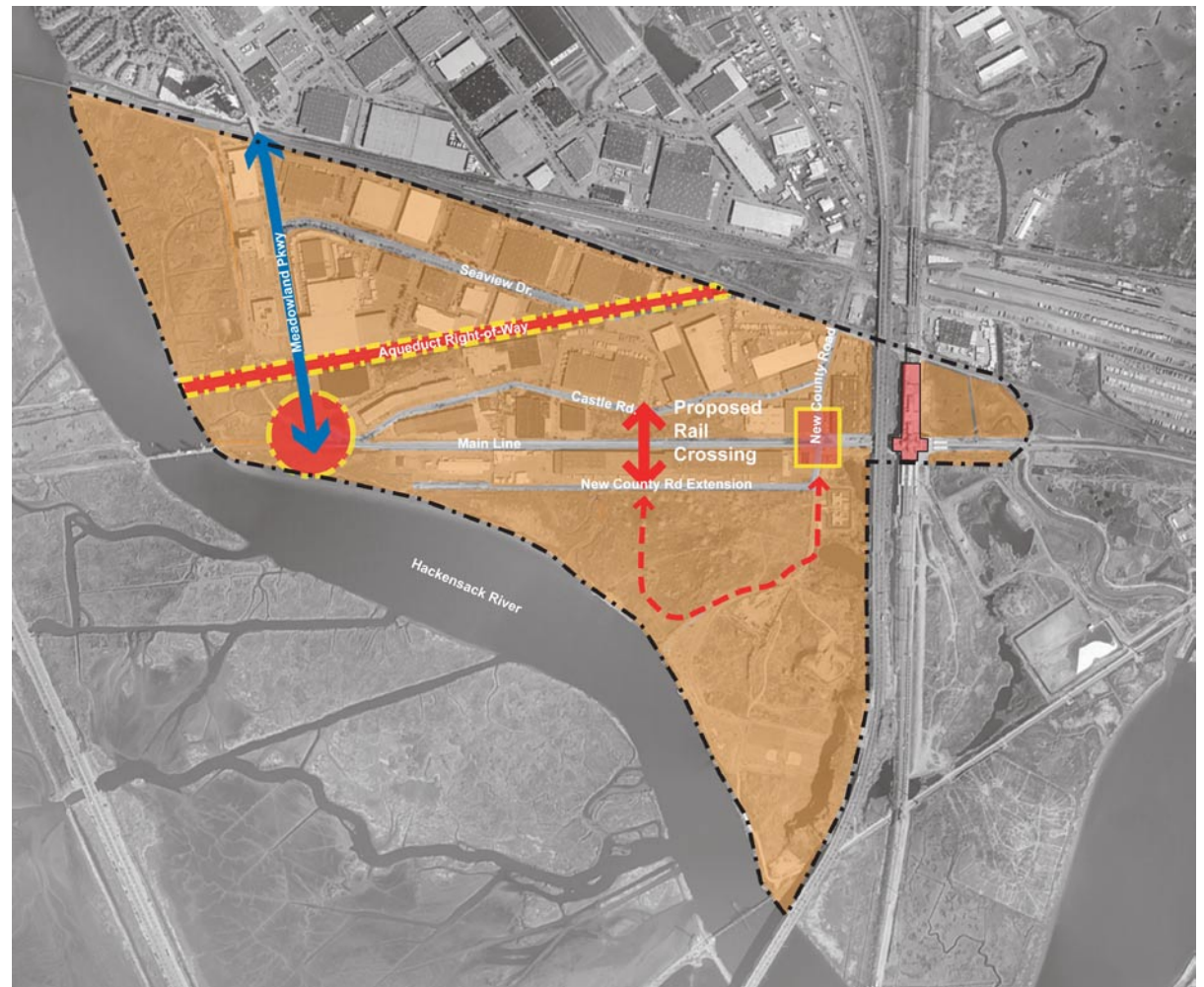


0' 500' 1000' 2000'



CIRCULATION OPPORTUNITIES

- Meadowland Parkway as major link to Study Area
- Aqueduct right-of-way as new route within Study Area
- Rail crossing to enhance access to riverfront



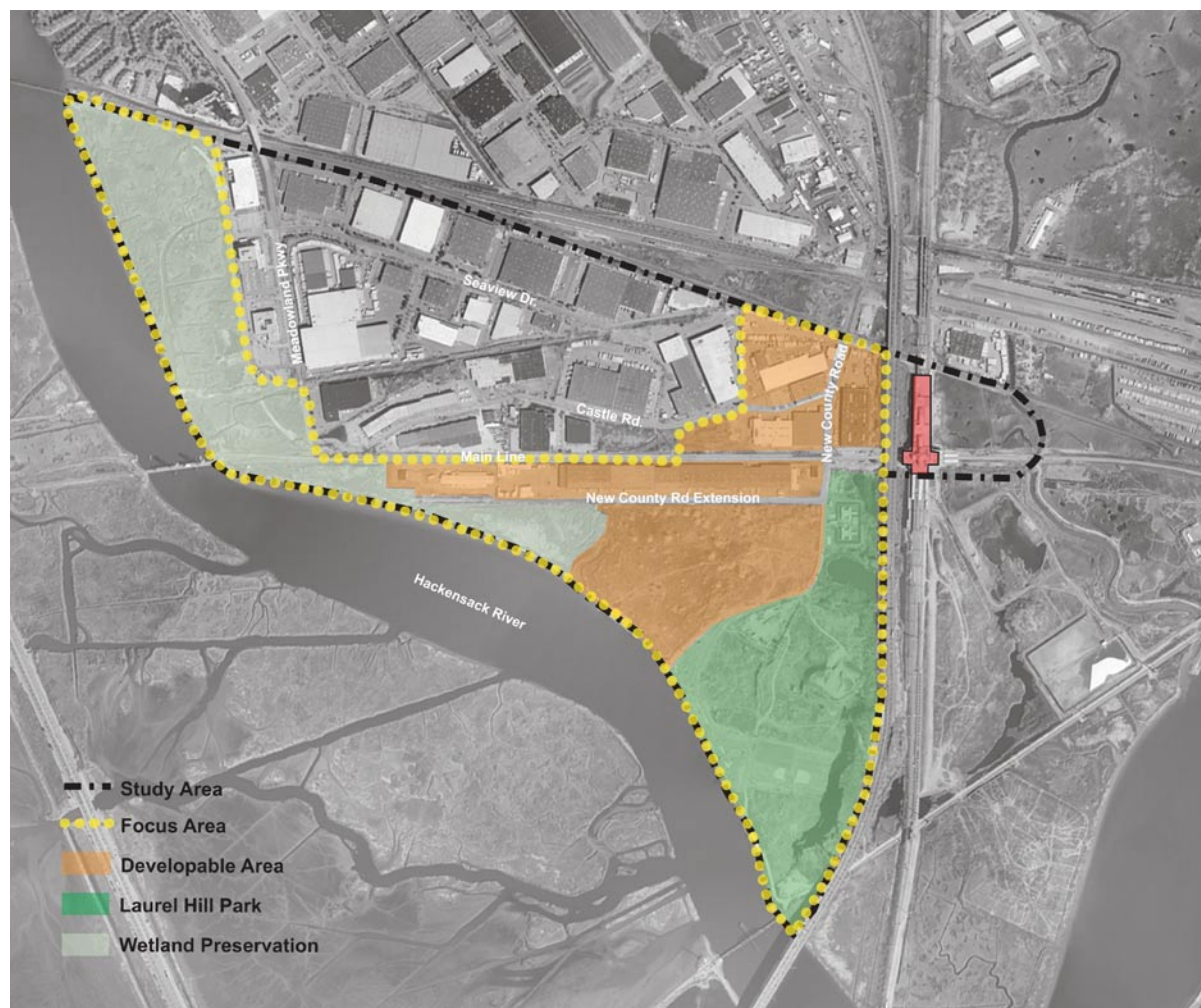
0' 500' 1000' 2000'



DEVELOPABLE AREA: FOCUS AREA

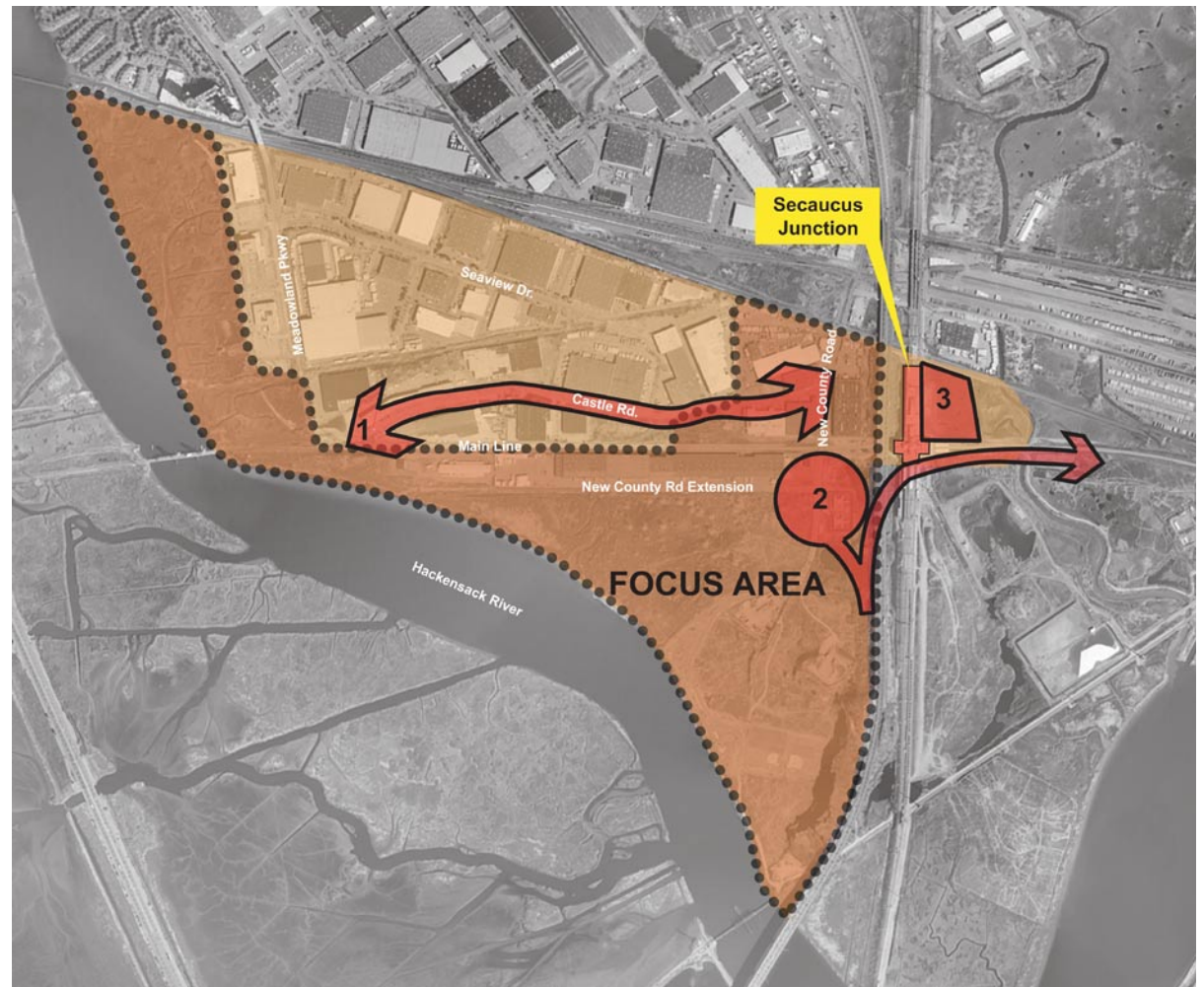
- Majority of waterfront is wetlands or parkland
- Developable lands include uplands to the south of the Main Line and lands around the Secaucus Junction
- Laurel Hill Park occupies 116 acres of the Focus Area
- Wetlands occupy 114 acres of the Focus Area
- Total acreage of the Focus Area is 386 acres

**All acreage is approximate*



AREA PROJECTS

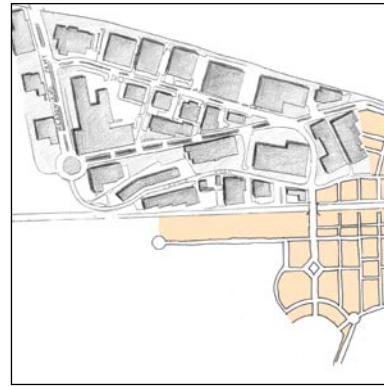
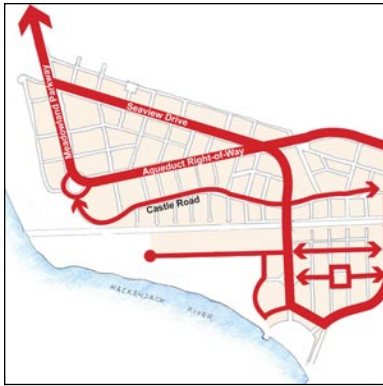
1. Reconstruction of Castle Road
2. Turnpike access ramps and Seaview Drive Extension (2005)
3. Allied Junction



0' 500' 1000' 2000'

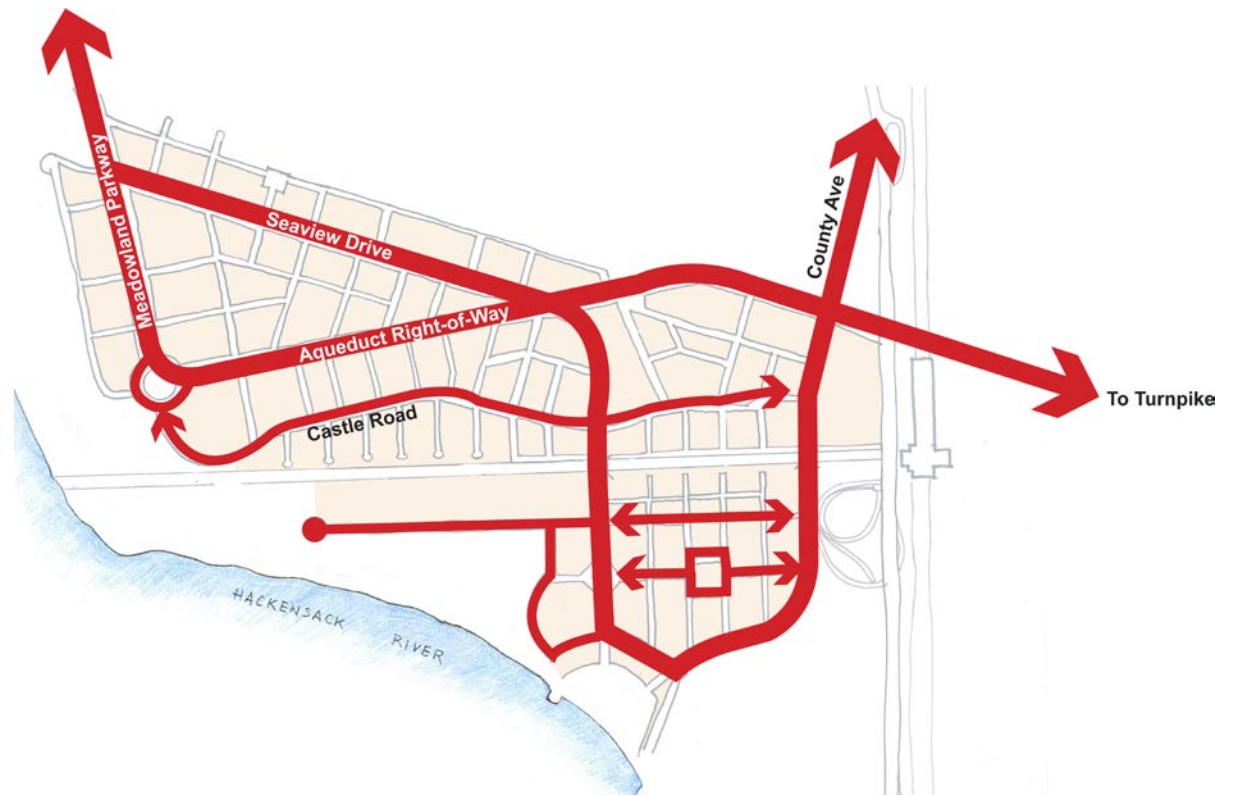


DESIGN PRINCIPLES



ILLUSTRATIVE VEHICULAR CIRCULATION

- Primary routes:
 - Meadowland Parkway
 - Seaview Drive
 - Aqueduct right-of-way
- Primary routes convey traffic to Secaucus Junction and to the Hackensack Riverfront
- Secondary streets fit within the framework established by the primary streets

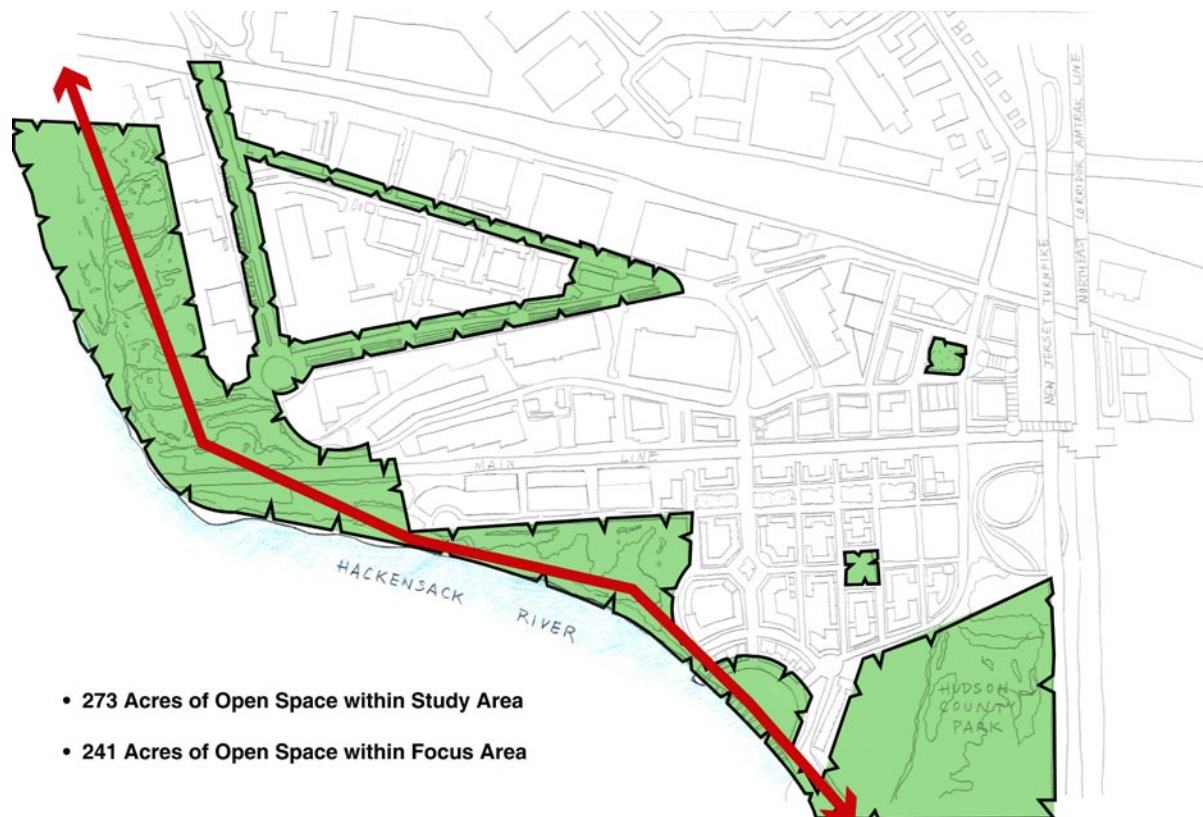


0' 500' 1000' 2000'



OPEN SPACE

- Secaucus Greenway connects to the District's larger trail system
- Open space system draws the natural landscape deep into the site
- Variety of open spaces are distributed throughout the site and sized for varying community uses



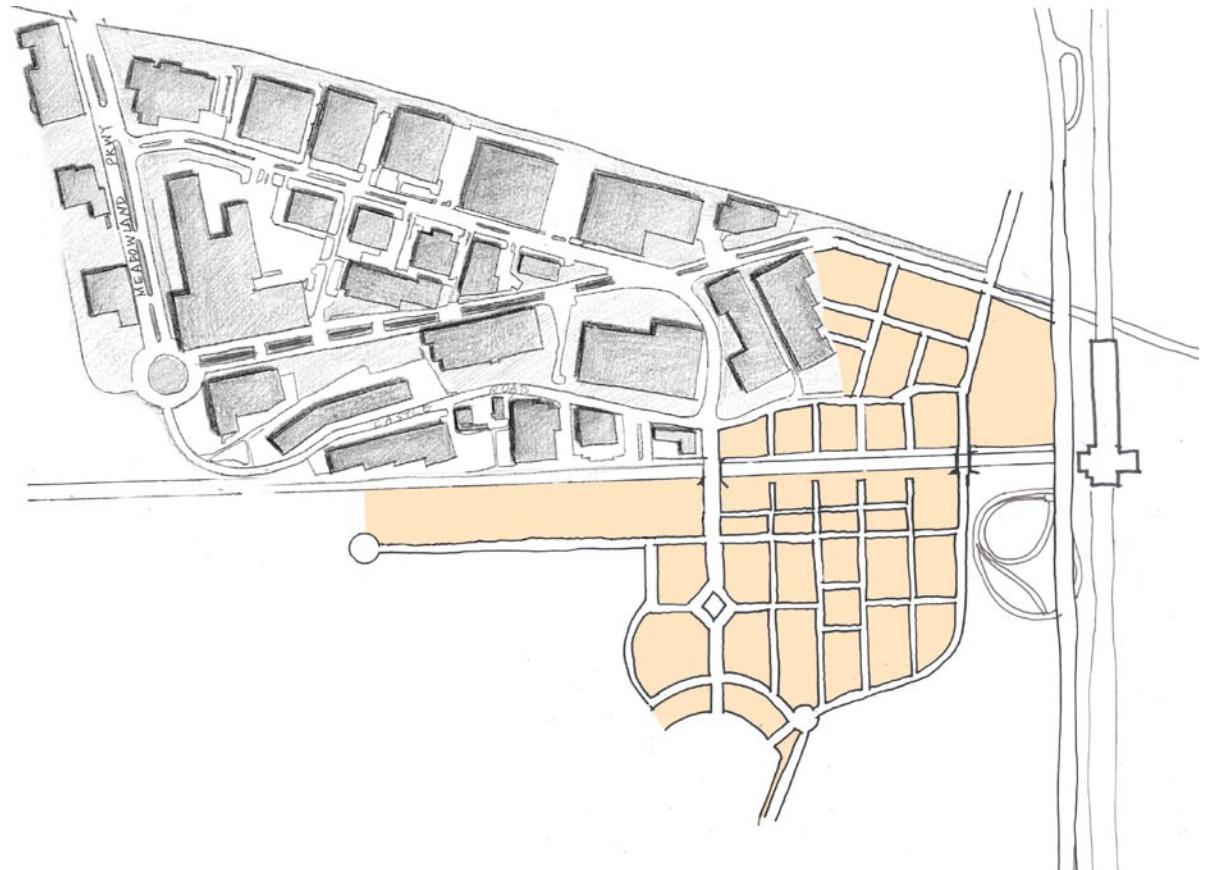
- 273 Acres of Open Space within Study Area
- 241 Acres of Open Space within Focus Area

0' 500' 1000' 2000'



ILLUSTRATIVE STREET AND BLOCK PLAN

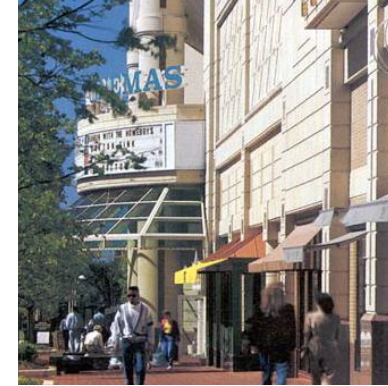
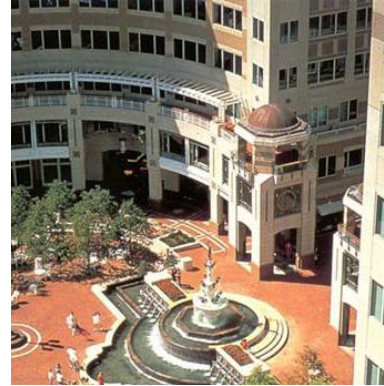
- Blocks are conventional in size and shape for development flexibility
- Streets follow property lines for flexibility of implementation



0' 500' 1000' 2000'

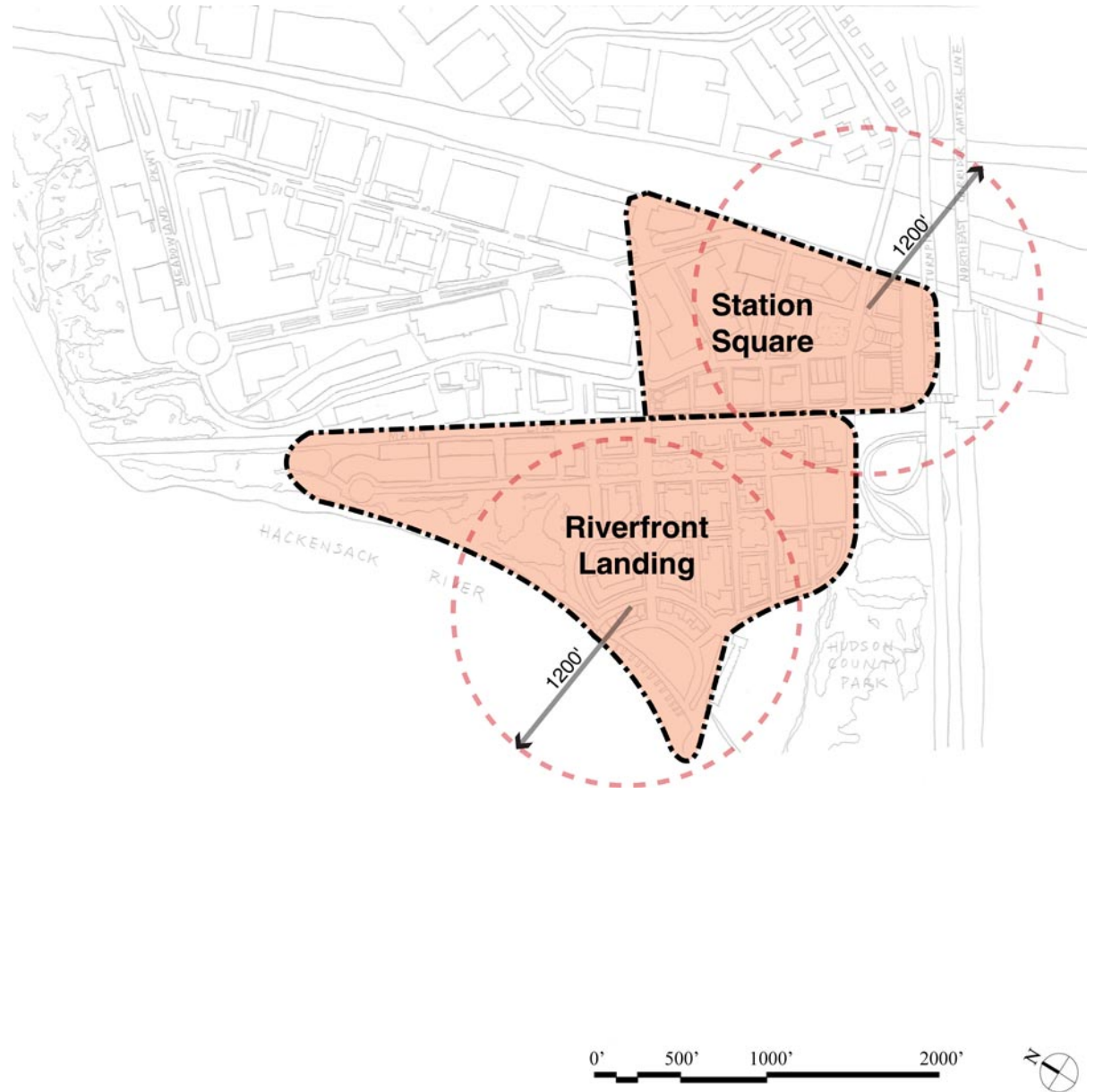


DISTRICTS AND PLACES



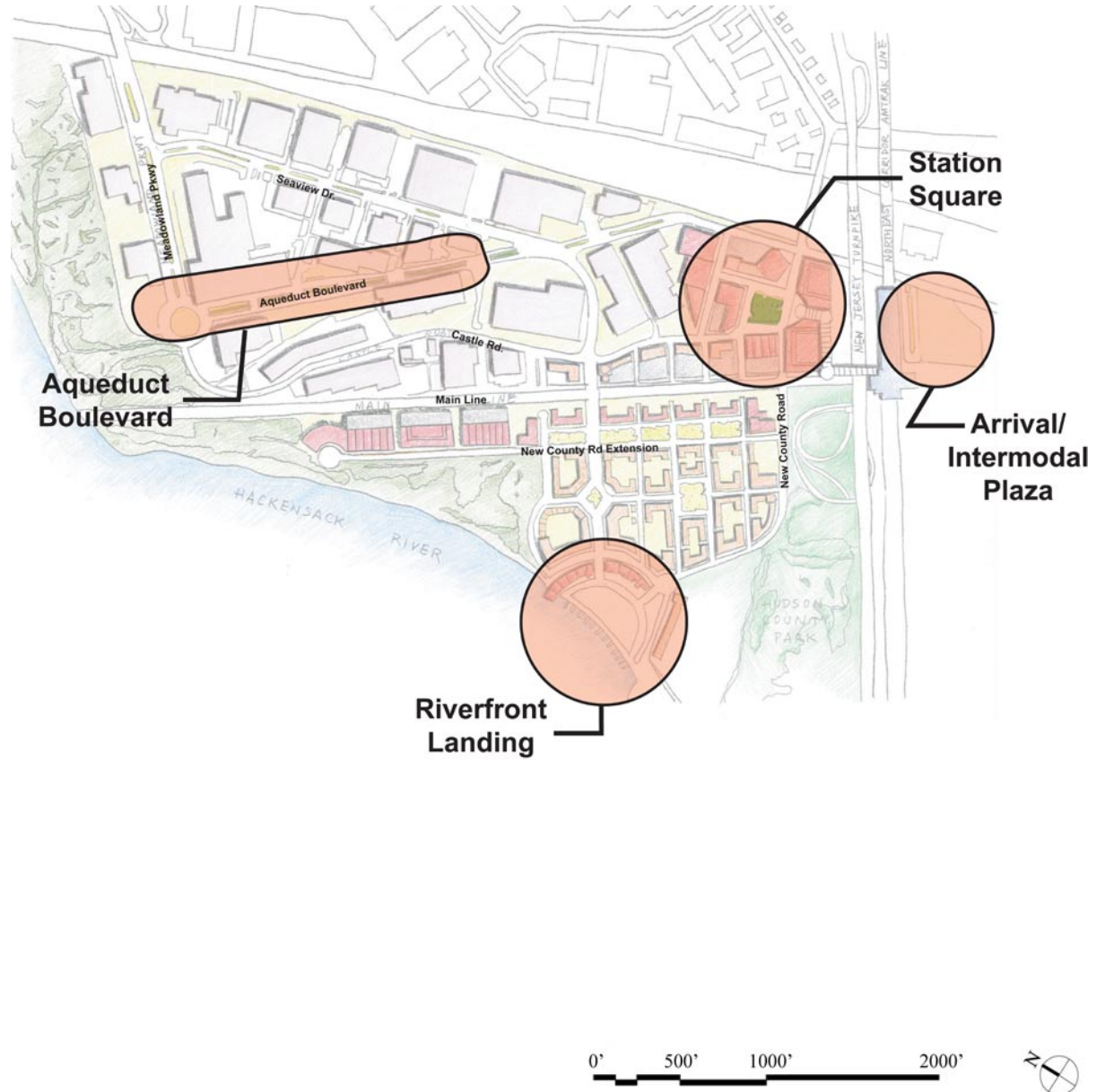
DISTRICTS

- Each district is oriented around a distinct place
- Districts are based on proximity to the Secaucus Junction and the Hackensack River
- Station Square is within a 5 minute walk to the Secaucus Junction and Riverfront Landing is within a 5 minute walk to the Hackensack River



PLACES

- Public environments create value for private development
- Each place is distinct in character and takes advantage of special qualities of the site



DISTRICTS: RIVERFRONT LANDING CONCEPT

- Most likely first phase
- Multi-story residential and townhouses
- Mixed-use at waterfront
- Extensive views and/or park frontage along perimeter

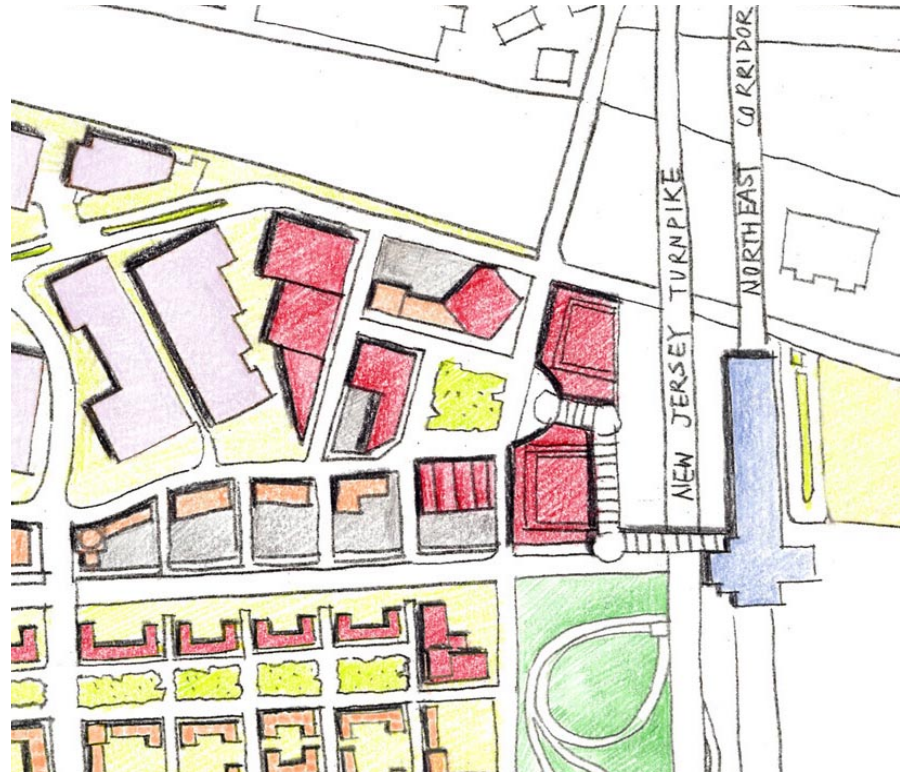


0' 500' 1000' 2000'



DISTRICTS: STATION SQUARE CONCEPT

- Highest density based on proximity to Secaucus Junction
- Hotel and conference center
- 2-5 Stories (Low rise commercial)
- Ground Level Retail
- Mixed-use, local office and residential above
- Station Square at New County Road
- Development can be tied into access to Secaucus Junction



0' 500' 1000' 2000'

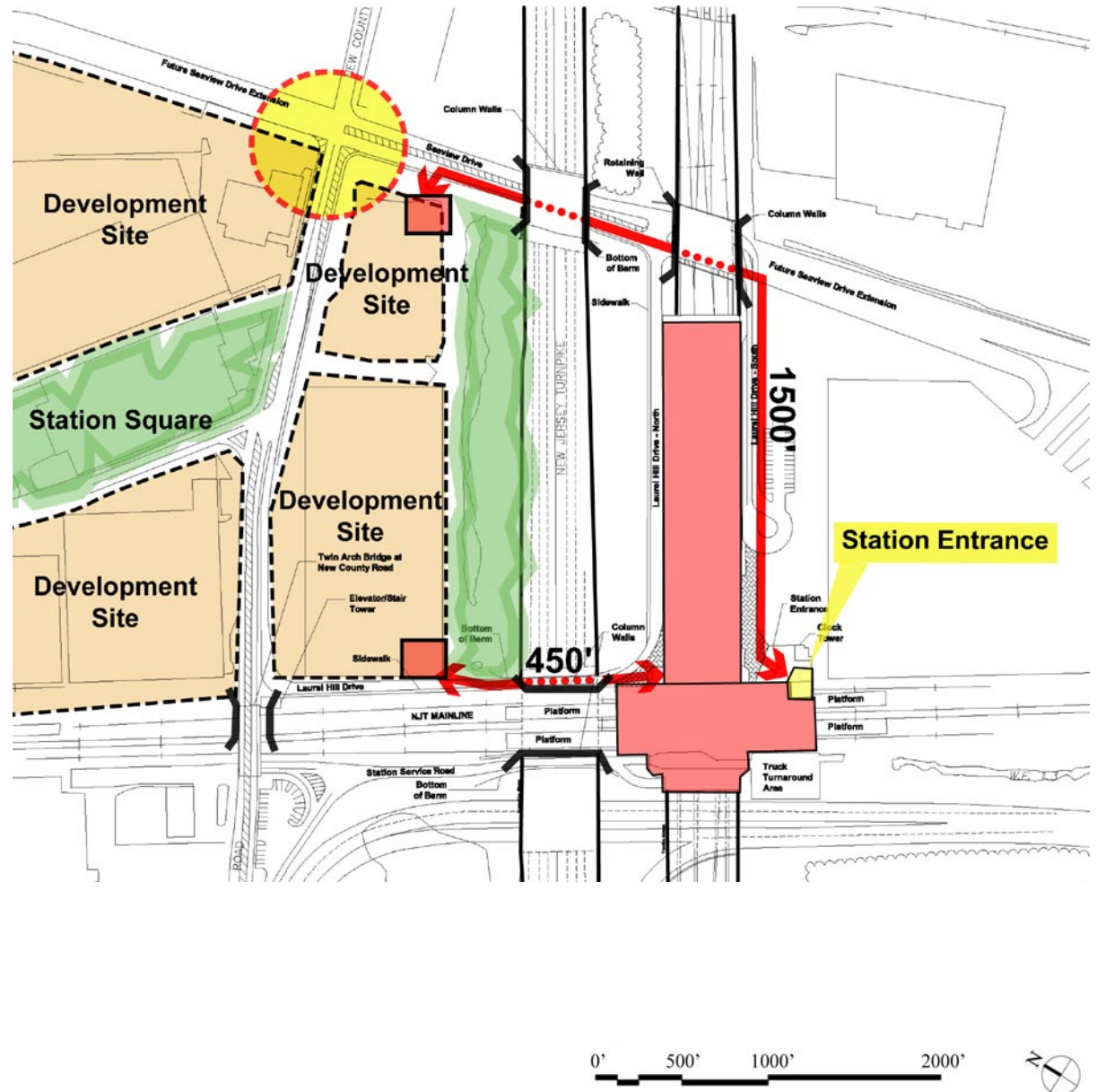


SECAUCUS JUNCTION AREA VISION PLAN



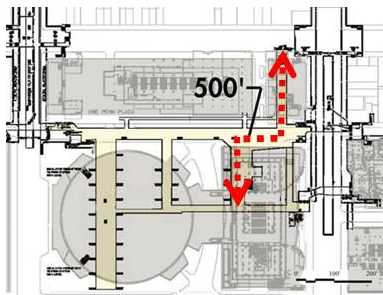
ACCESS TO SECAUCUS JUNCTION: PEDESTRIAN

- Pedestrian access is limited to two Turnpike underpasses:
 - Laurel Hill Drive (Main Line)
 - Seaview Drive Extension
- Path between Station Square and Secaucus Junction should be enhanced to encourage pedestrian transit



ACCESS TO THE RAIL STATION

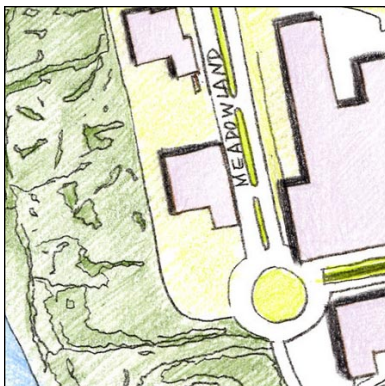
- Covered or enclosed passageway from east side of Secaucus Junction to Station Square
- Allows Secaucus Junction to project into Station Square and development sites on west side of Turnpike



0' 500' 1000' 2000'



PLAN SUMMARY



ILLUSTRATIVE SITE PLAN



PROGRAM SUMMARY

- Total Focus Area: 386 Acres
- Land Use
 - Residential: 1,850 Dwelling Units
 - Commercial: 575,000-750,000 sf
 - Open Space within the Focus Area: 241 Acres
 - Hotel: 350-500 rooms and conference facilities (30,000-50,000 sf)

**All acreage is approximate*

FOCUS AREA AND USES

SECAUCUS JUNCTION AREA VISION PLAN



CONTACTS

NJ MEADOWLANDS COMMISSION

One DeKorte Park Plaza
Lyndhurst, NJ 07071

ATTN: Mark W. Skerbetz, P.P., AICP, Project Manager
mskerbetz@meadowlands.state.nj.us

ATTN: Debra Dworkis, Project Manager
ddworkis@meadowlands.state.nj.us

(201) 460-1700
(201) 372-0161 (fax)
www.meadowlands.state.nj.us

NJ TRANSIT

Project Development Planning
One Penn Plaza East
4th Floor
Newark, NJ 07105

ATTN: Vivian E. Baker, Principal Planner
vebaker@njtransit.com

(973) 491-7822
(973) 491-4142 (fax)
www.njtransit.com

CONSULTANT TEAM

Ehrenkrantz Eckstut & Kuhn
Architects, Urban Designers

Clarke ♦ Caton ♦ Hintz
Architects, Planners, Landscape Architects